

## **BOARD OF ZONING APPEALS**

**Bud Dent, Chairman**

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### **AGENDA**

The following contains general information concerning all items that will be heard by the Board of Zoning Appeals on Monday, December 20, 2010, in room 803 Municipal Building, 530 Greene Street at 2:30 P. M. (Pre-meeting at 2:00 P. M.) All persons who object to or are interested in these items are welcome to attend. The BZA does not hear actual rezoning petitions. Rezoning petitions are submitted through the Planning Commission.

1. Minutes from November 15, 2010

2. Election of Officers for 2011

3. James Davidson – Section 35-5 (b) - requesting a second living unit be placed at 1763 Brown Road on the basis of a medical hardship. Tax Map 213-0-170-00-0 Zoned R-1 (One-family Residential)

4. Stephen Parry, on behalf of Golden Hospitality – Section 9-1 – requesting a variance to allow an accessory structure (wood arbor) to be placed in the front yard approximately 25 feet from the right-of-way where 40 feet is required for 1018 Azalea Drive for the week of the Masters Golf tournament. Tax Map 013-4-114-00-0 Zoned R-1A (One-family Residential)

5. Shawna K. Lawson – Section 26-1 (g) – wanting a transition housing use at 3619 Audubon Place that is located within 870 feet of another legally operating semi-institutional use (family personal care home) of a home where the Comprehensive Zoning Ordinance requires a 1,200 foot separation. Tax Map 119-0-110-00-0 Zoned R-1A (One-family Residential)

6. Henry R. Smith, on behalf of Dr. Marnell – Section 8-4 (f) – requesting a separate electrical service for an existing swimming pool located in the rear yard of 3130 Walton Way where the Zoning Ordinance does not allow separate electrical services for accessory structures. Tax Map 032-2-124-00-0 Zoned R-1 (One-family Residential)

7. Barrrett W. Walker – Section 10-1 – requesting a variance for a carport addition at 1830 Beaver Creek Lane that would exceed the total area of accessory structures at 842 square feet where 614 square feet would be allowed. Tax Map 165-2-050-00-0 Zoned R-1B (One-family Residential)

8. Traditional Construction, on behalf of Clay & Emmie Ward – Section 9-1 – requesting a side and rear property line setback variance for a garage located at 1131 Belmont Avenue. The west side yard setback would be 5 feet and the rear yard setback would be 2 feet where 10 feet is required off each property line. Tax Map 033-4-127-00-0 Zoned R-1A (One-family Residential)

9. William Coleman, on behalf of Homesites Ltd. – Section 11-1 – requesting front setback variances for all the lots in Stone Creek Subdivision from 25 feet to 15 feet off the new roadway providing access to the residential lots. Tax Map 004-0-002-00-0 Zoned R-1C (One-family Residential)

10. Emil Carpenter – Section 8-4 (e) and (f) – requesting an accessory structure that has 600 square feet of area at 2652 Teakwood Drive where the Zoning Ordinance limits the area to 482 square feet for that lot. Also, a separate electrical service is being requested for the accessory structure. Tax Map 152-0-092-00-0 Zoned R-1 (One-family Residential)

11. Willie Johnson , on behalf of Eddie Mae Glover – Section 22-1 – requesting an enclosed porch addition at 213 Longmeadow Lane to within 17 feet of the rear property line where 25 feet is required. Tax Map 140-1-039-00-0 Zoned B-2 (General Business)

12. Finuf Sign Co., on behalf of Ross Grove Baptist Church – Section 9-1- requesting an illuminated sign for Ross Grove Baptist Church located at 1020 Tenth Avenue where the Zoning Ordinance only allows indirect incandescent lighting for church signs in residential zones. Tax Map 072-2-458-00-0 zoned R-1A (One-family Residential) with a Special Exception

13. Shirley Grier – 2326 Shadowood Drive – A request to allow an extension of a variance granted in February 2010 for another year due to unforeseen hardship. The variance request was for a rear accessory structure and remains unchanged.

#### HOLDOVERS:

1. Pete Alewine Pool Co., on behalf of Sam Mietling – Section 8-1 (b) and 8-4 (b) - requesting a rear yard building setback for a pool wall at 2506 Henry Street from 10 feet to 5.5 feet and a variance for the height of a wall in the rear yard from 6 feet to 8 feet. Tax Map 034-3-057-00-0 Zoned R-1 (One-family Residential)